025.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,400 / 902,400
					USE VALUE:	902,400 / 902,400
					ASSESSED:	902,400 / 902,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOONEY WILLIAM KEVIN
Owner 2:	
Owner 3:	
Street 1:	50 AMSDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2516 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4200.000	460,900	4,700	436,800	902,400
Total Card	0.096	460,900	4,700	436,800	902,400
Total Parcel	0.096	460,900	4,700	436,800	902,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.74 | /Parcel: 358.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17065
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

!2090!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,500	4700	4,200.	436,800	903,000	903,000	Year End Roll	12/18/2019
2019	104	FV	356,300	4700	4,200.	464,100	825,100	825,100	Year End Roll	1/3/2019
2018	104	FV	356,300	4700	4,200.	338,500	699,500	699,500	Year End Roll	12/20/2017
2017	104	FV	323,400	4700	4,200.	294,800	622,900	622,900	Year End Roll	1/3/2017
2016	104	FV	323,400	4700	4,200.	251,200	579,300	579,300	Year End	1/4/2016
2015	104	FV	288,200	4700	4,200.	245,700	538,600	538,600	Year End Roll	12/11/2014
2014	104	FV	288,200	4700	4,200.	202,000	494,900	494,900	Year End Roll	12/16/2013
2013	104	FV	299,800	4700	4,200.	192,200	496,700	496,700		12/13/2012

PRINT

Date	Time
12/10/20	17:35:21

LAST REV

Date	Time
08/07/17	10:48:29
apro	
2090	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12756-12		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	17065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2016	1248	Heat App	14,000	C				with A/C
8/3/2016	1075	Add Bath	48,975	O				add bath to 3rd Fl
9/21/2009	875	Re-Roof	3,250					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Entry Denied	HS	Hanne S
7/29/2017	Measured	HS	Hanne S
3/11/2009	Meas/Inspect	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4200		Sq. Ft.	Site		0	80.	1.30	1									436,800						436,800	

Total AC/HA: 0.09642 | Total SF/SM: 4200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 436,800 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11958849
Const Adj.:	0.92554772
Adj $ / SQ:	176.160
Other Features:	128882
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626247
Depreciation:	165329
Depreciated Total:	460918

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

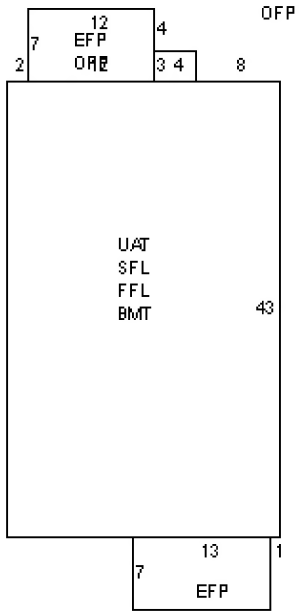
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.16
Special Features:	0	Val/Su Net:	118.03
Final Total:	460900	Val/Su SzAd	206.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,118	52.850	59,084
FFL	First Floor	1,118	176.160	196,946
SFL	Second Floor	1,118	176.160	196,946
UAT	Upper Attic	280	123.310	34,466
EFP	Enclos Porch	175	39.600	6,929
OFP	Open Porch	96	31.180	2,993

Net Sketched Area:	3,905			Total:	497,364
Size Ad	2236	Gross Are	4743	FinArea	2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1916	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700